



MINUTES OF THE REGULAR MEETING  
OF THE PLANNING COMMISSION  
CITY COMMISSION CHAMBERS, CITY HALL  
THURSDAY, JUNE 20, 2013 4:30 P.M.

The Planning Commission of the City of Leesburg held its regular meeting Thursday, June 20, 2013, in the Commission Chambers at City Hall. Chairman James Argento called the meeting to order at 4:30 p.m. The following Commission members were present:

James Argento  
Clell Coleman  
Agnes Berry  
Charles Townsend  
Frazier J. Marshall  
Ted Bowersox

City staff that was present included Bill Wiley, Community Development Director, Dan Miller, Senior Planner, and Dianne Pacewicz, Administrative Assistant II. City Attorney Fred Morrison was also present.

The meeting opened with an invocation given by Commissioner Charles Townsend and the Pledge of Allegiance to the Flag.

Dan Miller, Community Development Director, informed the audience of the rules of participation and the need to sign the speaker's registry. He also informed Commissioners and the audience of the City Commission meeting dates tentatively scheduled.

Dianne Pacewicz swore in staff as well as anyone wishing to speak.

**MINUTES OF PLANNING & ZONING COMMISSION MEETING FOR MAY 16, 2013.**

**Commissioner Agnes Berry moved to APPROVE the minutes from the MAY 16, 2013 meeting. Commissioner Ted Bowersox SECONDED the motion, which was PASSED by a vote of 6 to 0.**

**NEW BUSINESS**

**1. PUBLIC HEARING CASE # RZ-13-68 – SERVICE ELECTRIC – REZONING**  
AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, REZONING APPROXIMATELY 3.13+/- ACRES FROM LAKE COUNTY LM (LIGHT INDUSTRIAL) TO CITY (M-1 INDUSTRIAL) FOR A PROPERTY LOCATED ON THE WEST SIDE OF EXECUTIVE BOULEVARD AND SOUTH OF CR 44 AS LEGALLY DESCRIBED IN SECTION 29, TOWNSHIP 19, RANGE 24, LAKE COUNTY, FLORIDA; AND PROVIDING AN EFFECTIVE DATE. **(CITY COMMISSION DATES - 1<sup>st</sup> READING ON JULY 8<sup>TH</sup>, 2013 AND A 2<sup>ND</sup> READING ON JULY 22<sup>ND</sup>, 2013)**

The same exhibits from case # SSCP-13-67 were used and presented into record for this case.

There were no substantive comments received from the departments. There were no public response

received for approval and no responses were received for disapproval.

The Planning & Zoning staff recommended the approval of the request for the following reasons:

1. The proposed zoning district of City M-1 (Industrial) is compatible with the adjacent property zoned City M-1 (Industrial) to the south, and does not appear to create a detriment to properties zoned County A (Agricultural) to the west, County R-6 (Urban Residential) to the north, and County LM (Light Industrial) to the east. The current use of the subject property is an existing light industrial operation.
2. The proposed zoning district of City M-1 (Industrial) is compatible with adjacent properties that have existing future land use designations of County Urban to the north, east and west, and City Industrial to the south.
3. The rezoning of the subject property is consistent with the City's Growth Management Plan, Future Land Use Element, Goal I, Objective 1.6.

Action Requested:

1. Vote to approve the recommendation to rezone the subject property from County LM (Light Industrial) to City M-1 (Industrial) subject to the property receiving approval from the City Commission of an annexation under case number ANNEX-13-66, and a future land use designation of City Industrial under case number SSCP-13-67 and forward to the City Commission for consideration.

Commissioner Bowersox asked about the owner to the west of the property. Dan Miller replied that it is a separately owned parcel with an easement.

This was the end of the discussion and the voting then took place.

**Commissioner Clell Colement made a motion to APPROVE case # RZ-13-68 – SERVICE ELECTRIC – REZONING. Commissioner Charles Townsend SECONDED the motion which, PASSED by a unanimous voice vote of 6 to 0.**

## **DISCUSSION ITEM**

None

## **ANNOUNCEMENTS**

The next scheduled meeting date is July 18, 2013.

The meeting adjourned at 5:27 p.m.

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James Argento, Chairperson

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Clell Coleman, Vice Chairperson

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Dianne Pacewicz, Administrative Assistant II